Alamo Municipal Advisory Council

Sharon Burke, Chair
Heather Chaput, Vice-Chair
Anne Struthers
Cecily Barclay
Michaela Straznicka
Robert Brannan
Robert Mowat
Michelle Parkinson, Alternate
Ronald Kan, Youth Member



Candace Andersen, Supervisor
Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925.655.2300

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County
Board of Supervisors and the County Planning Agency.

MEETING AGENDA

Tuesday, March 7th, 2023 6:00 p.m. Alamo Women's Club 1401 Danville Blvd., Alamo

- 1. CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL
- 2. STAFF/AGENCY REPORTS (15 minutes)
 - a. District II Staff Update
 - a. Roundabout Update
 - b. LAFCO R7 Update
- **3. PUBLIC COMMENT (3 minutes/speaker)**
- **4. PRESENTATIONS** (15 minutes)
 - a. EBMUD Budget and Rates Roadshow Sophie Skoda, Director of Finance
- **5. SUBCOMMITTEE REPORTS** (20 minutes)

Alamo Subcommittee for Schools: Kan, Parkinson

Alamo AOB/Roundabout: Struthers

Land Use Planning Subcommittee: Barclay (Chair), Brannan, Mowat

Iron Horse Corridor Subcommittee: Struthers

Parks and Recreation Subcommittee: Chaput (Chair), Struthers, Burke

Public Safety (Police P-2, Fire, Emergency): Brannan, Chaput

Trees and Landscape Subcommittee: Mowat, Burke

- **6. NEW BUSINESS** (40 minutes total for land use applications)
 - a. CDVR22-01070 The applicant requests a design review and a Variance for a 1'-4" side yard (where 15 feet is required) for upper and lower additions to an existing single-family residence on a substandard lot. The additions would add 1,165 sq. ft. to the lower level, 813 sq. ft. to the upper level, and 431 sq. ft. to the garage, for a total of 4,185 square-foot residence and 883 square-foot attached garage. The address is 166 Patricia Lane. Planner: Adrian Veliz
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.
 - b. CDMS22-00013 The application requests approval of a Minor Subdivision application to allow for a subdivision to result in 3 SFR lots. The address is 10 Kemp Court. Planner: Joseph W. Lawlor
 - i. Action requested: accept report, take public comment, discuss.

ii. Make recommendation to Supervisor Andersen, if applicable.

7. OLD BUSINESS

- a. Contra Costa County Envision 2040 Alamo/Castle Hill Community Profile and Mixed Use Designation Proposed Densities
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.

b. Livorna Park Renovation

- i. Action requested: accept report, take public comment, discuss.
- ii. Make recommendation to Supervisor Andersen, if applicable.

8. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve February 7, 2023 Record of Actions.
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.
- 9. <u>CORRESPONDENCE</u> (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).
 - a. None

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

11. FUTURE AGENDA ITEMS

a. Public Works Transportation Team – School Safety in Alamo

12. ADJOURNMENT

Adjourn to the Alamo MAC meeting on **April 4th**, **2023** at 6:00 P.M at the Alamo Women's Club.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925-957-8860.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-957-8860. Complete name and address must be submitted to be added to the list.

Alamo Municipal Advisory Council Land Use Subcommittee

Cecily Barclay, Chair Robert Brannan Robert Mowat



Candace Andersen, Supervisor Contra Costa County, District 2

Contra Costa County, District 2 309 Diablo Road Danville, CA 94526 925.655.2300

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

ALAMO MAC LAND USE SUBCOMMITTEE

RECORD OF ACTIONS Thursday, February 23, 2022 4:00pm

Meeting ID: 945 7274 9834

Or Telephone Dial:

USA 214 765 0478 or USA 888 278 0254 (US Toll Free)

Conference code: 689647

VIRTUAL MEETING pursuant to Government Code Section 54953(e)

1. CALL TO ORDER - ROLL CALL

Chair Barclay and Member Mowat present. Member Brannan absent.

2. PUBLIC COMMENT (3 minutes/speaker)

3. NEW BUSINESS

a. CDMS22-00013 - The application requests approval of a Minor Subdivision application to allow for a subdivision to result in 3 SFR lots. The address is 10 Kemp Court. (Planner: Joseph Lawlor)

Public Comment:

Ekta and Sanjay Sethi, Project Applicant

Richard Kopf, Tracy Court

Carolyn Carpenter, Tracy Court

Dave Pearson

Tyker Fagg, Kemp Court

Motion by Member Mowat to recommend denial of the application based on the following concerns:

- 1) The Land Use proposal does not work with the site constraints (i.e. topography, privacy, views, massing, grading and draining);
- 2) The proposed subdivision ignores existing slopes; 37 percent and 50 plus percent;
- 3) The submittal is vague and fails to show solutions for neighborhood integration, ingress and egress, parking and architecture;
- 4) The subdivision would require approval that is inconsistent with the County General Plan policy to avoid grading on 26 percent plus slopes.

Unanimous approval.

b. CDVR22-01070 - The applicant requests a design review and a Variance for a 1'-4" side yard (where 15 feet is required) for upper and lower additions to an existing

single-family residence on a substandard lot. The additions would add 1,165 sq. ft. to the lower level, 813 sq. ft. to the upper level, and 431 sq. ft. to the garage, for a total of 4,185 square-foot residence and 883 square-foot attached garage. The address is 166 Patricia Lane. (Planner: Adrian Veliz)

No public comment.

Member Barclay and Member Mowat did not reach consensus and will present their analysis at the March 7th MAC Meeting.

4. ONGOING ITEMS

- a. Contra Costa County General Update (Envision 2040) (Land Use Element, Housing Element, Alamo/Castle Community Profile and Proposed Density of the Land Use Designation)
- b. Other upcoming land use matters

5. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

a. Approve February 3, 2023 Record of Actions. Unanimous approval.

6. ADJOURNMENT

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925.655.2300.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-655-2300. Complete name and address must be submitted to be added to the list.

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date December 9, 2022 We request your comments regarding the attached application currently under review. DISTRIBUTION Please submit your comments to: **INTERNAL** Project Planner_Adrian Veliz Building Inspection **Grading Inspection** Phone # 925-655-2879 E-mail Adrian. Veliz@dcd.cccounty.us Advance Planning **Housing Programs** Trans. Planning Telecom Planner County File #CDVR22-01070 **ALUC Staff HCP/NCCP Staff** Prior to January 5, 2023 APC PW Staff **County Geologist** HEALTH SERVICES DEPARTMENT We have found the following special programs apply Environmental Health Hazardous Materials to this application: PUBLIC WORKS DEPARTMENT Active Fault Zone (Alquist-Priolo) Engineering Services (1 Full-size + 3 email Contacts) Flood Hazard Area, Panel # Traffic ✓ 60-dBA Noise Control Flood Control (Full-size) **Special Districts** CA EPA Hazardous Waste Site LOCAL High or Very High FHSZ ✓ Fire District ____ ✓ San Ramon Valley – (email) rwendel@srvfire.ca.gov AGENCIES: Please indicate the applicable code Consolidated - (email) fire@cccfpd.org section for any recommendation required by law or East CCC - (email) brodriguez@eccfpd.org ordinance. Please send copies of your response to the ✓ Sanitary District Central Sanitary Applicant and Owner. ✓ Water District EBMUD Below ___ Attached Comments: None City of_____ School District(s)_____ **LAFCO** Reclamation District # East Bay Regional Park District Diablo/Discovery Bay/Crockett CSD ✓ MAC/TAC Alamo MAC Improvement/Community Association ✓ CC Mosquito & Vector Control Dist (email) OTHERS/NON-LOCAL CHRIS (email only: nwic@sonoma.edu) Print Name CA Fish and Wildlife, Region 3 – Bay Delta **Native American Tribes** DATE Signature ADDITIONAL RECIPIENTS Agency phone #_____



Planning Application Summary

County File Number: CDVR22-01070 File Date: 12/8/2022

Applicant:

Mason Wodhams MWAC 23 RAILROAD AVE # 352 DANVILLE, CA 94526 mason@mjwarch.com (805) 234-3812

Property Owner:

BENJAMIN P TRE SNIECKUS 166 PATRICIA LN ALAMO, CA 945071833

kcondon25@gmail.com (415) 418-0413

Project Description:

The applicant requests a design review and a Variance for a 1'-4" side yard (where 15 feet is required) for upper and lower additions to an existing single-family residence on a substandard lot. The additions would add 1,165 sq. ft. to the lower level, 813 sq. ft. to the upper level, and 431 sq. ft. to the garage, for a total of 4,185 square-foot residence and 883 square-foot attached garage.

Project Location: (Address: 166 PATRICIA LN, ALAMO, CA 945071833), (APN: 198050007)

Additional APNs:

General Plan Designation(s): SL

Flood Hazard Areas: X

60-dBA Noise Control: Yes

Sphere of Influence: None

Sanitary District: CENTRAL SANITARY

Zoning District(s): R-20

AP Fault Zone: No

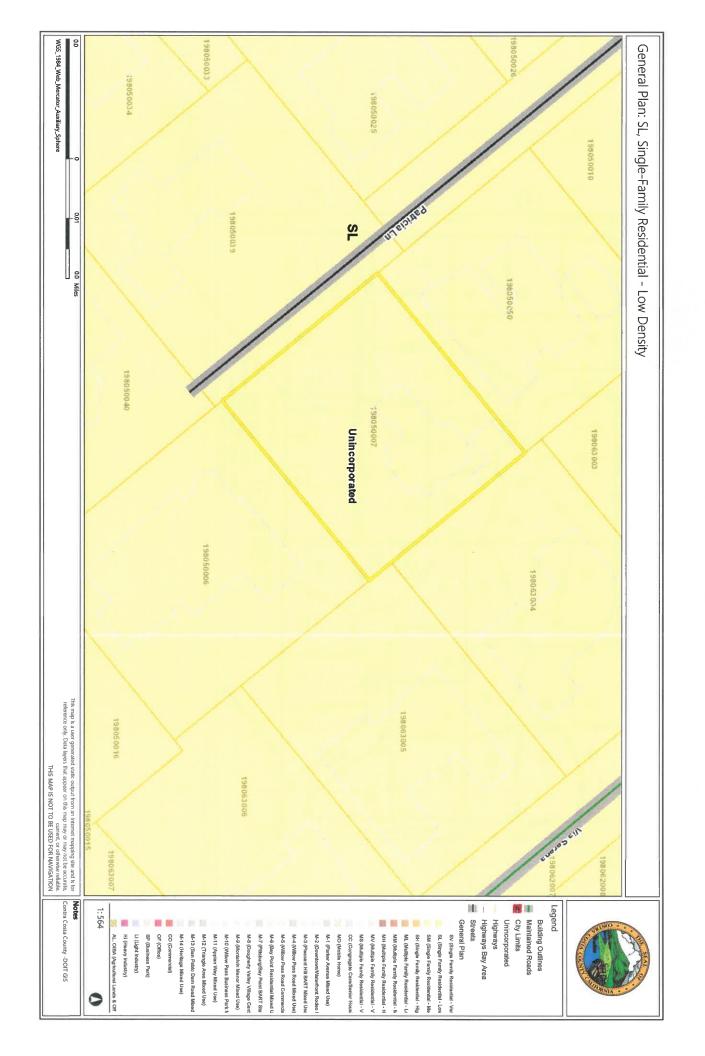
MAC/TAC: Alamo MAC

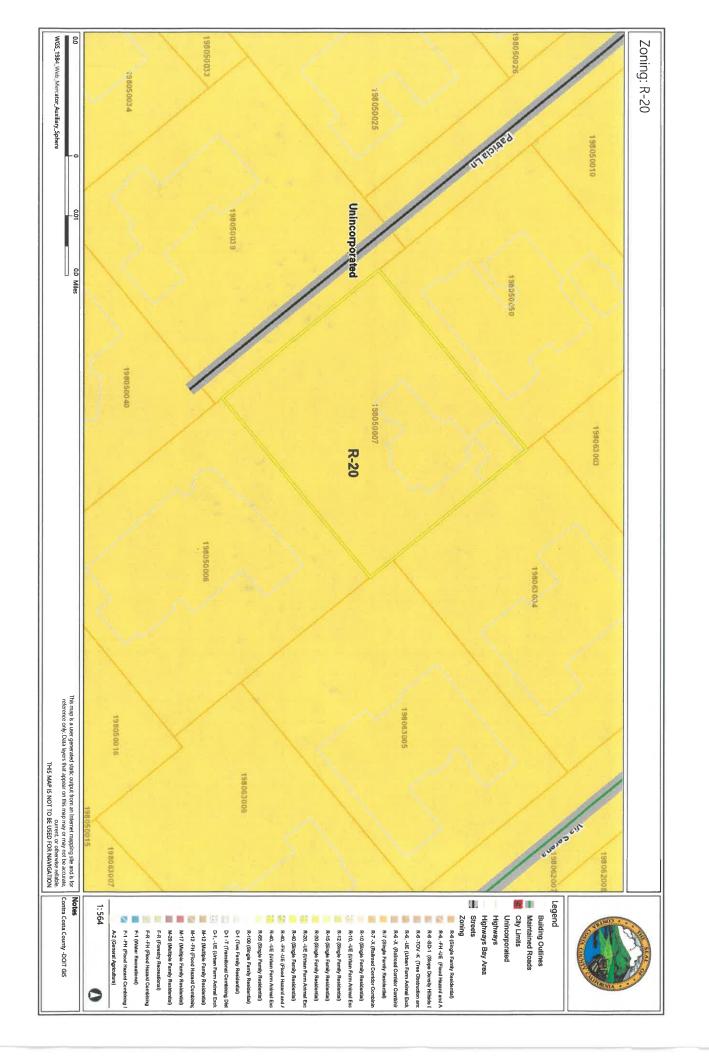
Fire District: SAN RAMON VLY FIRE

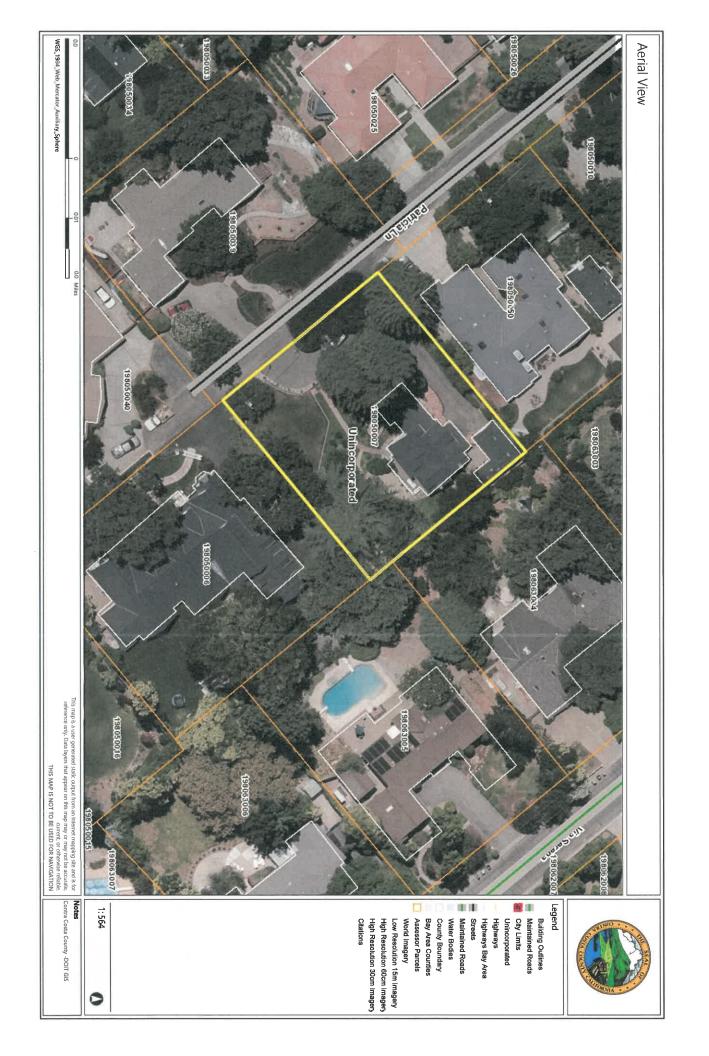
Housing Inventory Site: No

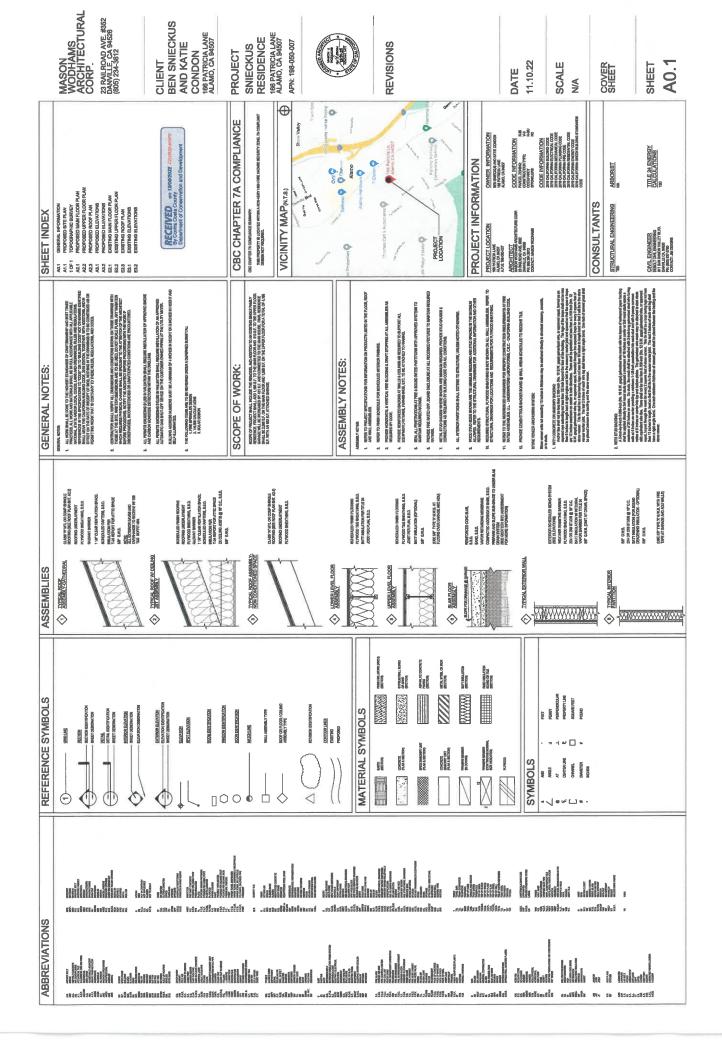
Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
		Total:	3412.00	3412.00

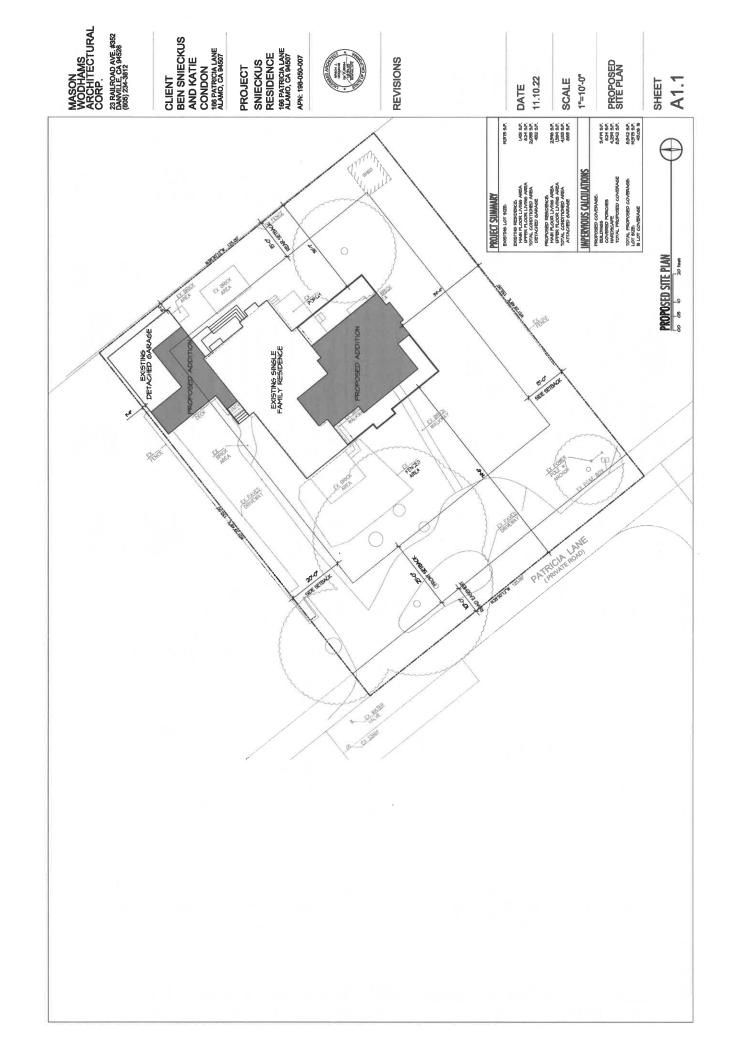
SITE CDVR22-01070

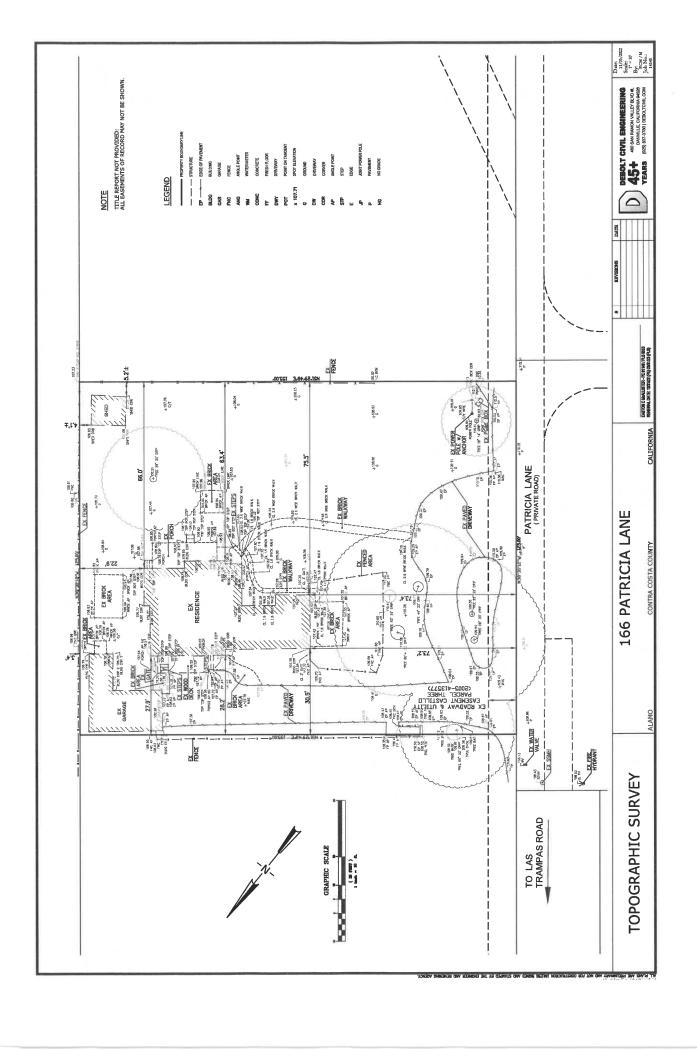


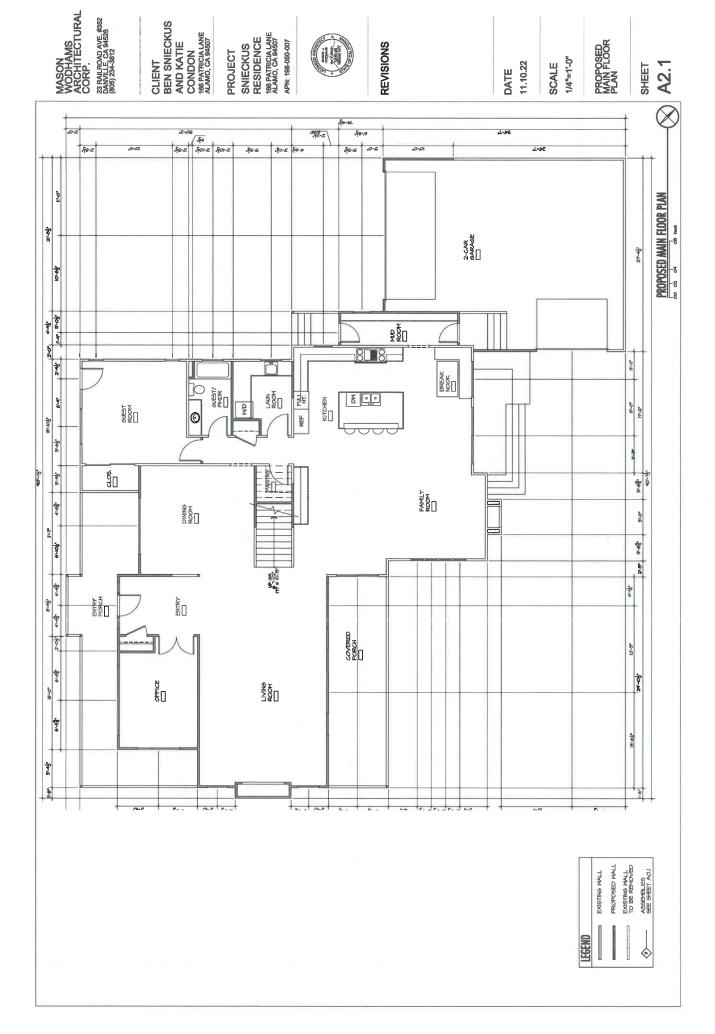


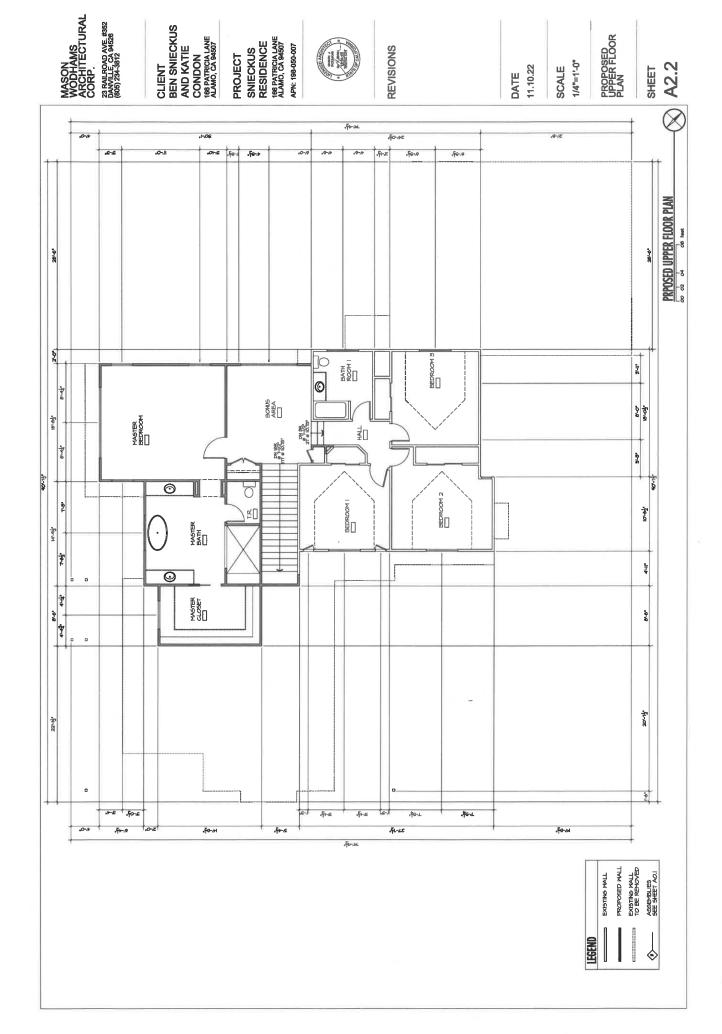


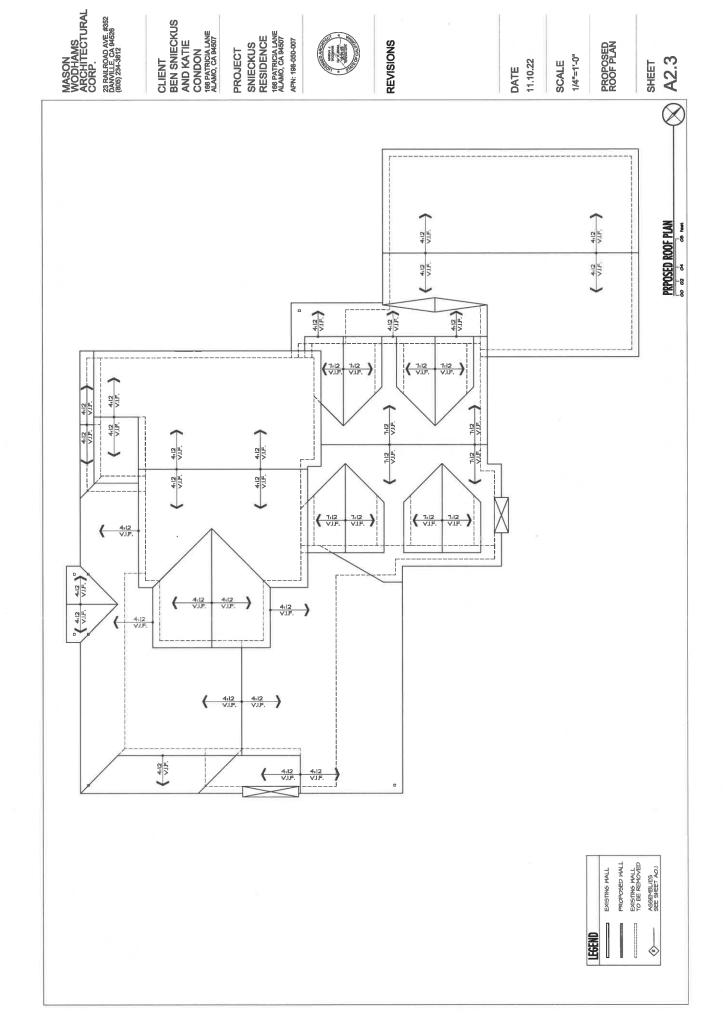






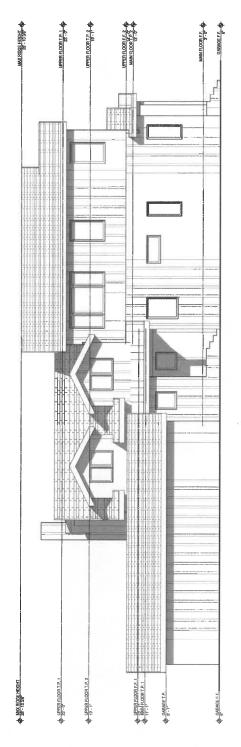






MAIN FLOOR T.P. 2 WINFLOOR E.E. & MAX RIDGE HEIGHT 4 UPPER FLOOR T.P. 1 GARAGE F.F. 记时 经历史 MAIN FLOOR T.P. 1 A MAX RIDGE HEIGHT 26 - 10 3/8" DPER FLOOR T.P. GARAGE T.P. O GARAGE F.F.

WEST ELEVATION



NORTH ELEVATION

MASON WODHAMS ARCHITECTURAL CORPORATION 23 RAILROAD AVE. #352 DANVILE, CA 94526

CLIENT:
BEN SNIECKUS
AND KATIE
CONDON
186 PATRICIA LN.
184 PATRICIA LN.
18ALANIO. CA 94507
PROJECT:
SNIECKUS
RESIDENCE

166 PATRICIA LN. ALAMO, CA 94507

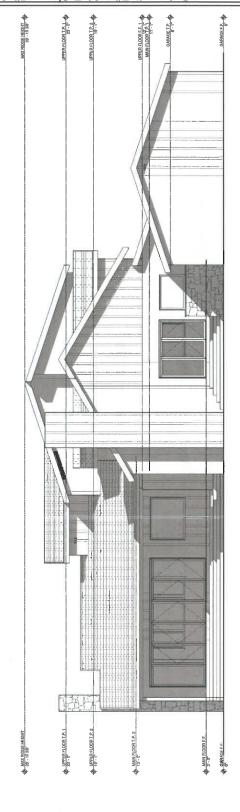
APN: 198-050-007

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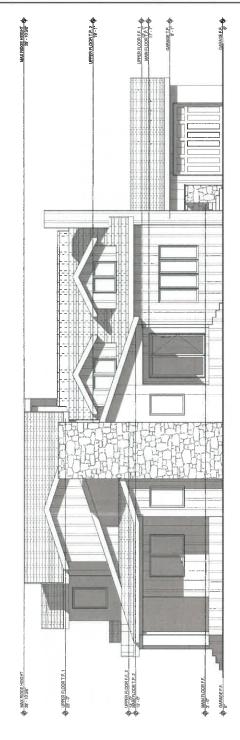
REVISIONS:

DATE: 11.10.22 SCALE:

EXTERIOR ELEVATIONS TITLE:



EAST ELEVATION



SOUTH ELEVATION

MASON WODHAMS ARCHITECTURAL CORPORATION 23 RAILROAD AVE. #352 DANVILLE, CA 94526

CLIENT:
BEN SNIECKUS
AND KATIE
CONDON
AMMO, CA 94807
PROJECT:

SNIECKUS RESIDENCE

166 PATRICIA LN. ALAMO, CA 94507

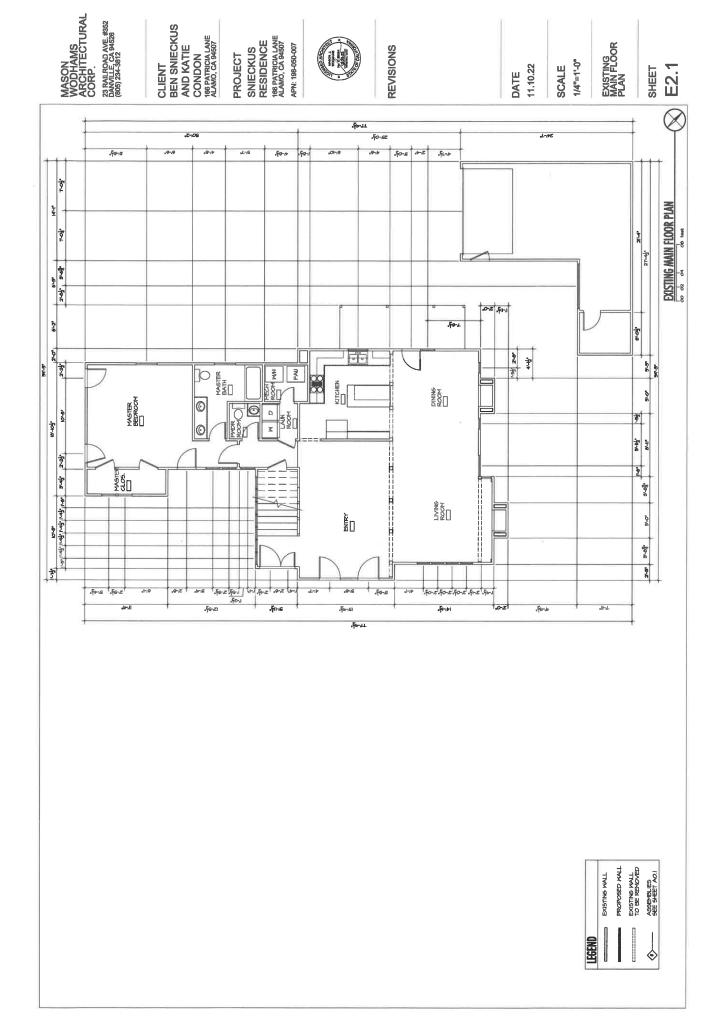
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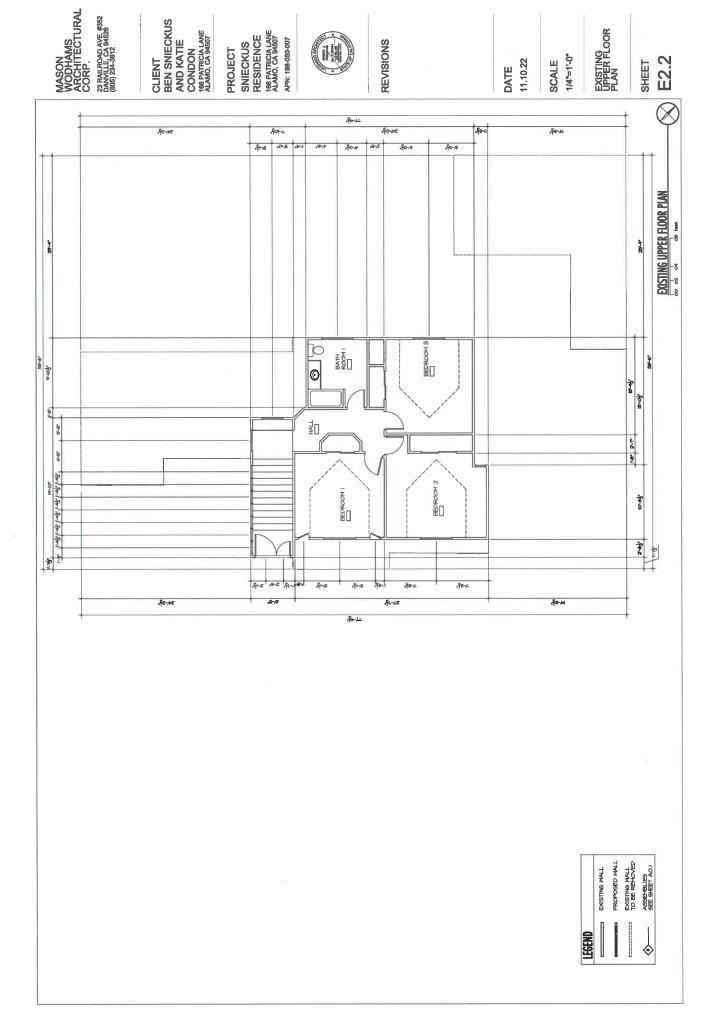
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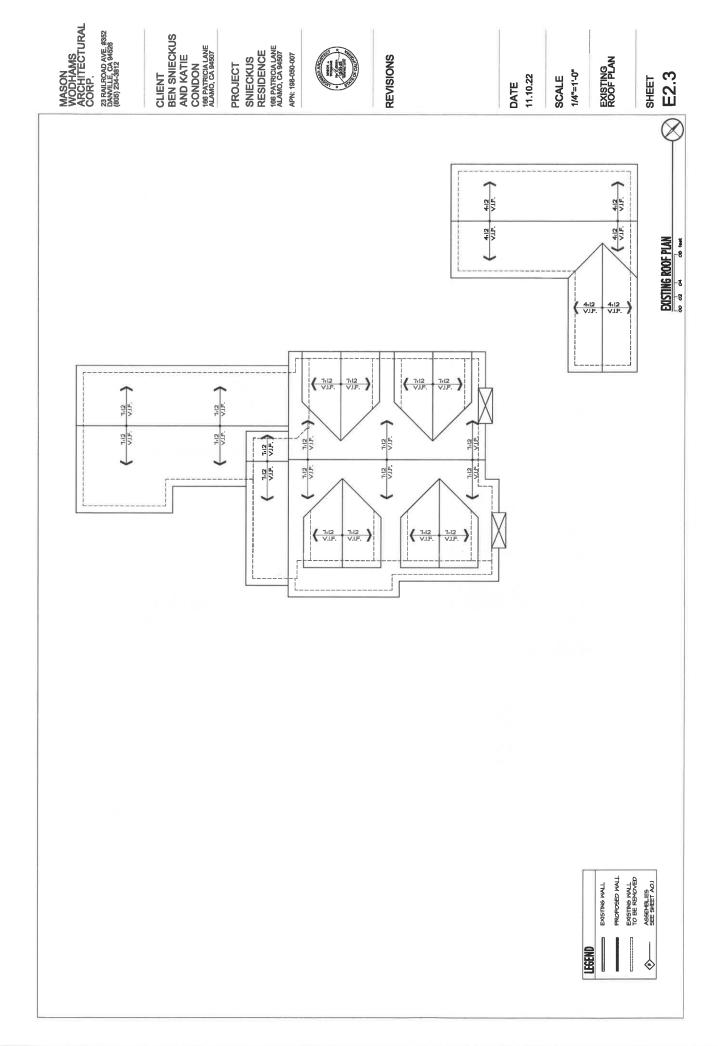
REVISIONS:

SCALE: **DATE:** 11.10.22

EXTERIOR ELEVATIONS TITLE:



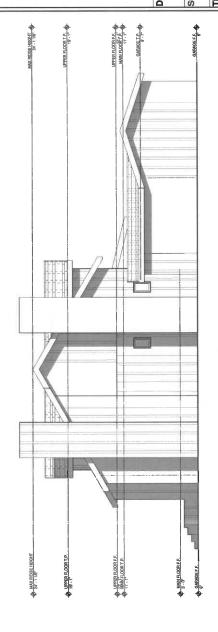




MAN FLOOR T.P. ◆ MAX RIDGE HEIGHT

◆ 24 - 11/8* ◆ UPPER FLOOR T.P. GARAGE T.P. GARAGE F.F.

NORTH ELEVATION



EAST ELEVATION

MASON WODHAMS ARCHITECTURAL CORPORATION 23 RAILROAD AVE. #352 DANVILLE, CA 94526

CLIENT:
BEN SNIECKUS
AND KATIE
CONDON
188 PATRICH.
ALAMO, CA 94697
PROJECT:

SNIECKUS RESIDENCE

166 PATRICIA LN. ALAMO, CA 94507

APN: 198-050-007

To the state of th

REVISIONS:

DATE: 11.10.22

SCALE:

TITLE: EXISTING ELEVATIONS

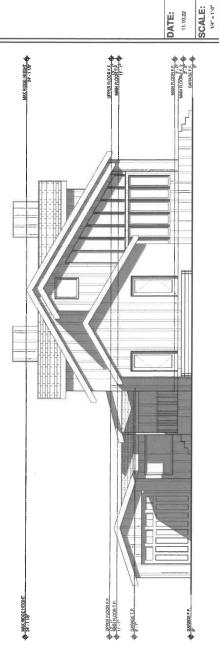
SHEET:

MASON WODHAMS ARCHITECTURAL CORPORATION 23 RAILROAD AVE. #352 DANVILE, CA 94526 CLIENT:
BEN SNIECKUS
AND KATIE
CONDON
AMMO, CA 94807
PROJECT: SNIECKUS 166 PATRICIA LN. ALAMO, CA 94507 APN: 198-050-007

WAX RIDGE HEIGHT

MAIN PLOOR T.P.

SOUTH ELEVATION



WEST ELEVATION

EXISTING ELEVATIONS SHEET:

TITLE:

REVISIONS:

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date December 9, 2022

Ve request your comments regardi	ng the attached appli	cation currently under review.		
DISTRIBUTION	1	Please submit your comments to:		
INTERNAL		Project Planner_Joseph Lawlor		
✓ Building Inspection	Grading Inspection	Phone # 925-655-2872		
Advance Planning	Housing Programs	E-mail Joseph.Lawlor@dcd.cccounty.us		
✓ Trans. Planning	Telecom Planner	County File # CDMS22-00013		
ALUC Staff	HCP/NCCP Staff			
APC PW Staff . (County Geologist	Prior to_January 5, 2023		
HEALTH SERVICES DEPARTM	ENT	****		
✓ Environmental Health Harden Public Works DEPARTMENT		We have found the following special programs apply to this application:		
✓ Engineering Services (1 Full-size	_	Active Fault Zone (Alquist-Priolo)		
Traffic	ec · o cinali contacto,	Flood Hazard Area, Panel #		
Flood Control (Full-size) Special Districts		60-dBA Noise Control		
LOCAL		CA EPA Hazardous Waste Site		
Fire District SAN RAMON VI	_Y FIRE	✓ High or Very High FHSZ		
✓ Sanitary District CENTRAL SA ✓ Water District EAST BAY MU City of School District(s) LAFCO Reclamation District # East Bay Regional Park District Diablo/Discovery Bay/Crocke	il) fire@cccfpd.org prodriguez@eccfpd.org ANITARY JD ict	AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner. Comments: None Below Attached		
 ✓ MAC/TAC Alamo ✓ Improvement/Community Ass ✓ CC Mosquito & Vector Control OTHERS/NON-LOCAL ✓ CHRIS (email only: nwic@sol CA Fish and Wildlife, Region Native American Tribes ADDITIONAL RECIPIENTS 	ol Dist (email) noma.edu)	Print Name Signature DATE Agency phone #		



Planning Application Summary

County File Number: CDMS22-00013 File Date: 12/8/2022

Applicant:

Ekta Sethi 3757 Ferncroft Way Dublin, CA 94568

Property Owner: SANJAY & EKTA SETHI 3757 Ferncroft Way Dublin, CA 94568 essethi@gmail.com (925) 236-0572

sanjay@dublin.com (925) 551-8500

Project Description:

Request approval of a Minor Subdivision application to allow for a subdivision to result in 3 SFR lots.

Project Location: (Address: 10 KEMP CT, ALAMO, CA 94507), (APN: 193-080-042)

General Plan Designation(s): SL

Flood Hazard Areas: X

60-dBA Noise Control: no **Sphere of Influence:** N/A

Sanitary District: CENTRAL SANITARY

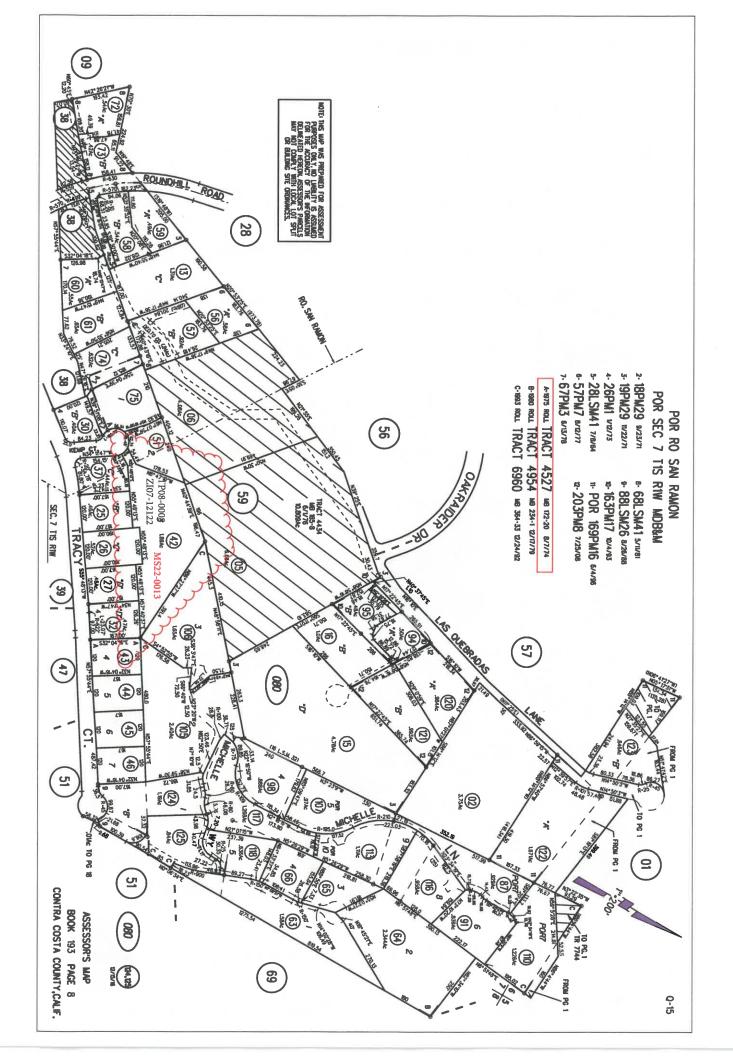
Zoning District(s): R-20

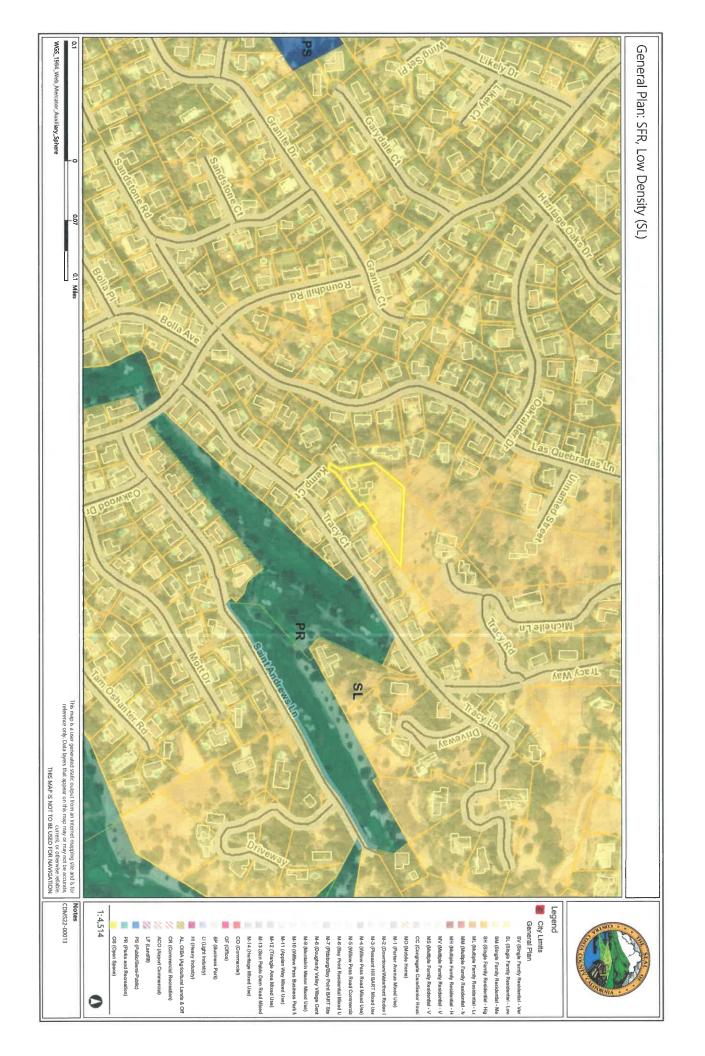
AP Fault Zone: no MAC/TAC: Alamo

Fire District: SAN RAMON VLY FIRE

Housing Inventory Site: no

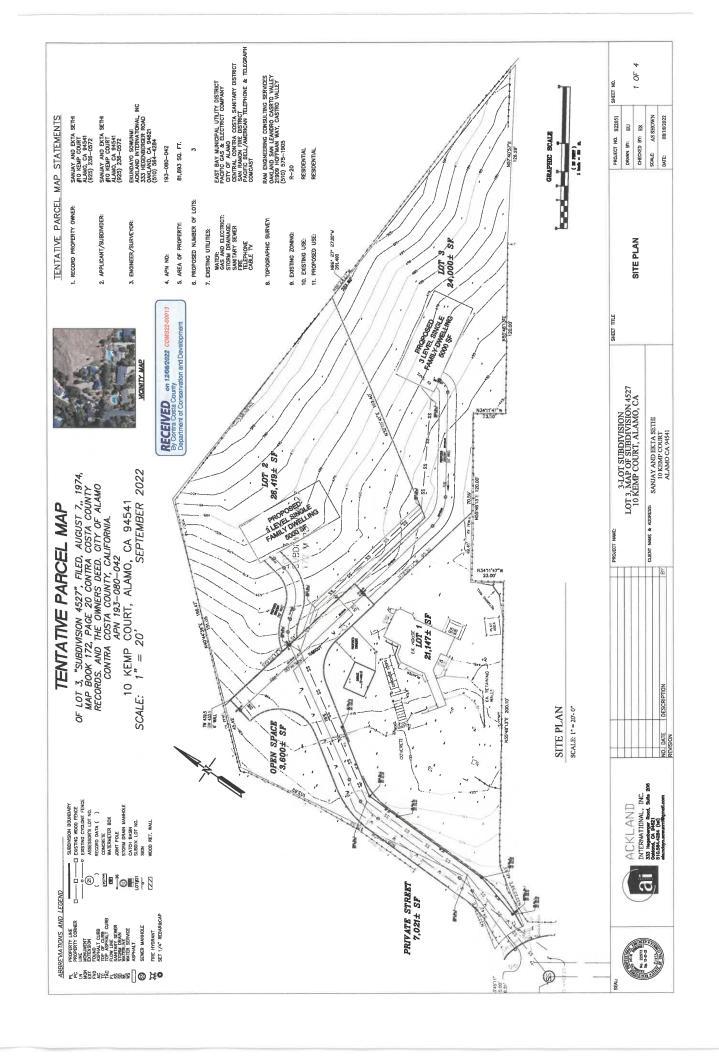
Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
83PW	Planning Application Requiring PW Review and Comment	000651-9660-REV-000-6L83PW	1000.00	1000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
MSS0034	Tentative Subdiv Map Rvw-Minor	000350-9665-000-000-5B0034	7500.00	7500.00
		Total:	8662.00	8662.00

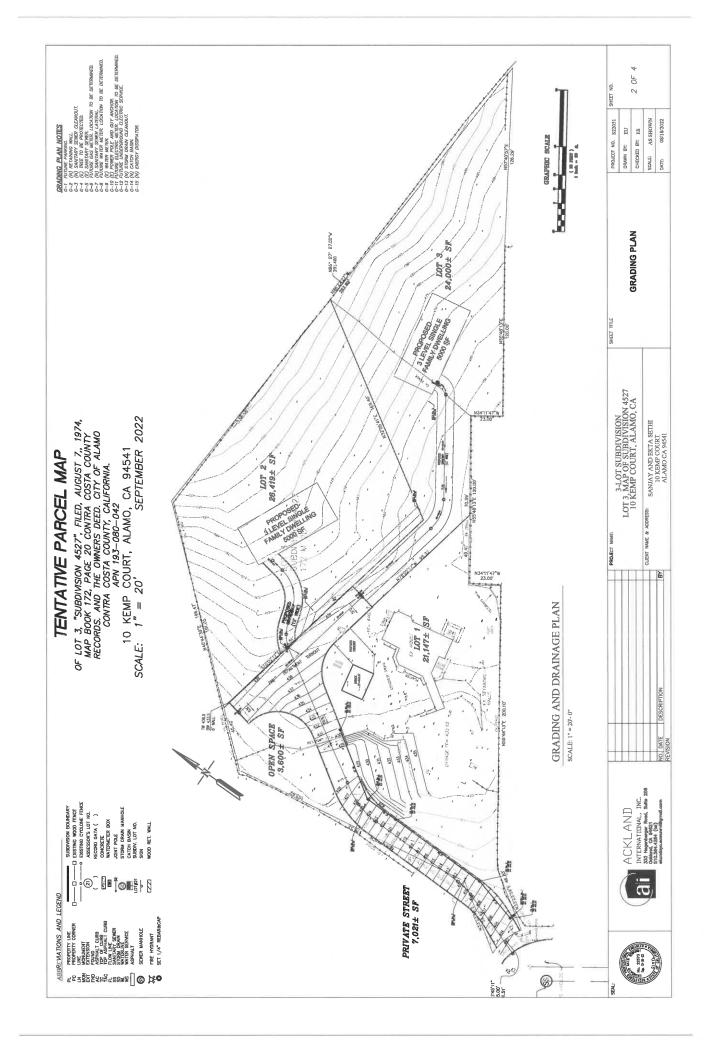


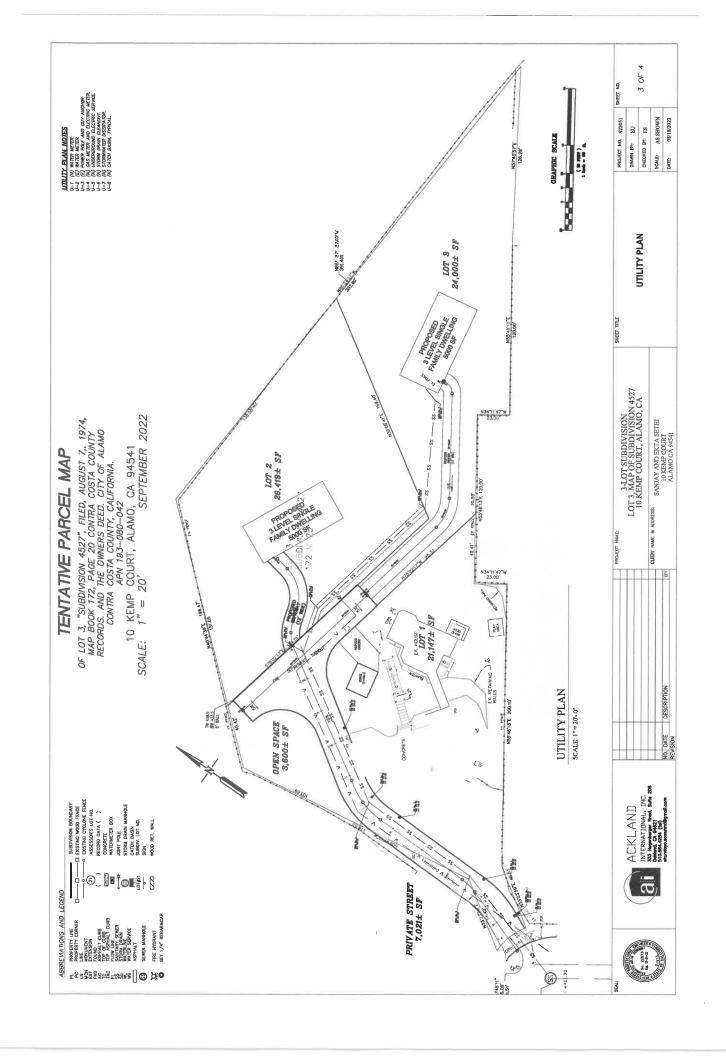














Title Report

Keller Williams Tri Valley Realty 3825 Hopyard Rd Suite 106 Pleasanton, CA 94588

Attn: Manel Sousou

Property Address: 10 Kemp Court, Alamo, CA

Escrow Officer: Aimee Stonebridge Email: Aimee.Stonebridge@ctt.com File No.: FCLA-3822201424

Escrow No.: FCLA-3822201424 AS

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

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Effortless, Efficient, Compliant, and Accessible



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

President

Attest:

Mayoru Hemopua

Chicago Title Insurance Company

CLTA Preliminary Report Form - Modified (11.17.06) SCA0002402.doc / Updated: 07.10.19

Authorized Officer or Agent

Visit Us on our Website: www.ctic.com



ISSUING OFFICE: 1200 Concord Ave., Suite 400, Concord, CA 94520

FOR SETTLEMENT INQUIRIES, CONTACT:

Chicago Title Company 541 Sycamore Valley Road West • Danville, CA 94526 (925)208-2028 • FAX (925)886-2466

Another Prompt Delivery From Chicago Title Company Title Department Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Title Officer:

Email:

Title No.: FCLA-3822201424

TO: Keller Williams Tri Valley Realty

3825 Hopyard Rd Suite 106 Pleasanton, CA 94588

Attn: Manel Sousou

PROPERTY ADDRESS(ES): 10 Kemp Court, Alamo, CA

EFFECTIVE DATE: September 30, 2022 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Homeowner's Policy of Title Insurance 2013

ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee as to Parcel(s) One

Easement(s) more fully described below as to Parcel(s) Two and Three

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Sanjay Sethi and Ekta Sethi, husband and wife, as community property with right of survivorship

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Escrow Officer: Aimee Stonebridge

Email: Aimee.Stonebridge@ctt.com

Escrow No.: FCLA-3822201424 AS

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 193-080-042-8

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOT 3, MAP OF SUBDIVISION 4527, FILED AUGUST 7, 1974, MAP BOOK 172, PAGE 20, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL, OTHER HYDROCARBONS, GAS, AND ALL ASSOCIATED SUBSTANCES EXISTING IN OR ON SAID REAL PROPERTY TOGETHER WITH THE RIGHT TO EXPLORE, DRILL FOR, EXTRACT, TAKE FROM, REMOVE AND DISPOSE OF ONE-HALF OF ANY OR ALL SAID MINERALS, OIL, OTHER HYDROCARBONS, GAS, AND ALL ASSOCIATED SUBSTANCES FROM SAID REAL PROPERTY, BELOW A DEPTH OF FIVE HUNDRED FEET FROM THE SURFACE THEREOF, BY WELLS, EQUIPMENT AND MEANS LOCATED ON THE SURFACE OF ADJACENT LAND AND EXTENDED INTO SAID REAL PROPERTY HEREIN CONVEYED AND HEREINABOVE DESCRIBED AT A POINT OR POINTS BELOW A DEPTH OF FIVE HUNDRED FEET FROM THE SURFACE OF SAID REAL PROPERTY.

PARCEL TWO:

RIGHT OF WAY RESERVED IN THE DEED FROM OSCAR M. KEMP, ET UX, RECORDED SEPTEMBER 10, 1975, BOOK 7615, OFFICIAL RECORDS, PAGE 350, AS FOLLOWS:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE INTERSECTION OF THE SOUTHEAST LINE OF LOT 2 AND THE NORTHERN LINE OF KEMP COURT ALL AS SHOWN ON THAT CERTAIN MAP ENTITLED, "SUBDIVISION 4527", AS FILED IN BOOK 172 OF MAPS, AT PAGE 20, CONTRA COSTA COUNTY RECORDS, THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE, BEING ALSO THE COMMON LINE BETWEEN LOTS 2 AND 3, NORTH 33° 23' 59" EAST 20.33 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION, THENCE LEAVING SAID SOUTHEAST LINE OF LOT 2, NORTH 5° 05' 49" EAST 63.81 FEET; THENCE ALONG A TANGENT 45 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE 12° 28' 15" AN ARC LENGTH OF 9.79 FEET; THENCE TANGENT TO SAID CURVE NORTH 7° 22' 26" WEST 11.34 FEET; THENCE ALONG A TANGENT 45 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 32' 17" AN ARC LENGTH OF 22.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID EAST LINE SOUTH 8° 47' 10" EAST 79.08 FEET; THENCE SOUTH 3° 23' 59" WEST 34.08 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

RIGHT OF WAY RESERVED IN THE DEED FROM OSCAR M. KEMP, ET UX, RECORDED SEPTEMBER 10, 1975, BOOK 7615, OFFICIAL RECORDS, PAGE 350, AS FOLLOWS:

A NON-EXCLUSIVE EASEMENT FOR GRADING AND LANDSCAPING PURPOSES OVER THE FOLLOWING DESCRIBED REAL PROPERTY:

EXHIBIT "A"

Legal Description (continued)

COMMENCING AT THE INTERSECTION OF THE SOUTHEAST LINE OF LOT 2 AND THE SOUTHERN LINE OF KEMP COURT ALL AS SHOWN ON THAT CERTAIN MAP ENTITLED, "SUBDIVISION 4527", AS FILED IN BOOK 172 OF MAPS, AT PAGE 20; THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE, BEING ALSO THE COMMON LINE BETWEEN LOTS 2 AND 3, NORTH 33° 23' 59" EAST 14.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID SOUTHEAST LINE NORTH 5° 05' 49" EAST 69.38 FEET: THENCE ALONG A TANGENT 42 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 12° 28' AND AN ARC LENGTH OF 9.14 FEET; THENCE NON-TANGENT 60 FOOT RADIUS CURVE TO THE RIGHT CENTER OF WHICH BEARS EAST 60 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 07' 34" AN ARC LENGTH OF 34.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID EAST LINE SOUTH 8° 47' 10" EAST 10.36 FEET TO A POINT ON A 45 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 68° 50' 09" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 32' 17" AN ARC LENGTH OF 22.41 FEET; THENCE TANGENT TO SAID CURVE SOUTH 70 22' 26" EAST 11.34 FEET; THENCE ALONG A TANGENT 45 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 28' 15" AN ARC LENGTH OF 9.79 FEET; THENCE TANGENT TO SAID CURVE SOUTH 5° 05' 49" WEST 63.81 FEET TO THE SOUTHEAST LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE, SOUTH 33° 23' 59" WEST 6.33 FEET TO THE POINT OF BEGINNING.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

 Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 66110

 Tax Identification No.:
 193-080-042-8

 Fiscal Year:
 2022-2023

 1st Installment:
 \$6,757.74, Open

 2nd Installment:
 \$6,757.74, Open

Exemption: \$0.00 Land: \$657,392.00 Improvements: \$443,180.00

Personal Property: \$0.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- 2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
- 3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 28, 1974

Recording No: Book 7309, Page 315, of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or trust deed made in good faith and for value.

EXCEPTIONS

(continued)

Liens and charges as set forth in the above mentioned declaration,

Payable to:

Pleasant View Property Owners Association

A deed of trust to secure an indebtedness in the amount shown below, 4.

Amount:

\$1,800,000.00

Dated:

February 8, 2022

Trustor/Grantor:

Sanjay Sethi and Ekta Sethi, husband and wife

Trustee:

Old Republic Title Company

Beneficiary:

Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for

Plaza Home Mortgage, Inc.

Loan No.:

4321120101

Recording Date:

February 11, 2022 20220027103, of Official Records Recording No.:

END OF EXCEPTIONS

NOTES

- Note 1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

- Note 3. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Residence within a Planned Unit Development, known as 10 Kemp Court, Alamo, California, to an Extended Coverage Loan Policy.
- Note: The only conveyances(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor:

Jeffrey S. Clark and Gabriella M. Dinucci-Clark, husband and wife, as

Tenants in common

Grantee:

Sanjay Sethi and Ekta Sethi, husband and wife, as community property with

right of survivorship

Recording Date:

February 11, 2022

Recording No.: 2022-0027102, of Official Records

- Note 5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTES (continued)

- Note 7. If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- **Note 8.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

NOTES (continued)

- **Note 9.** The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies
 - A. 2006 ALTA Owner's Policy (06-17-06).
 - 6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
 - B. 2006 ALTA Loan Policy (06-17-06).
 - 8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
 - 9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.
 - C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).
 - 10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
 - D. ALTA Expanded Coverage Residential Loan Policy Assessments Priority (04-02-15).
 - 12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
 - 13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.
 - E. ALTA Expanded Coverage Residential Loan Policy Assessments Priority (04-02-15).
 - 7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.
 - 8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

END OF NOTES



WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- NEVER RELY on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- ALWAYS VERIFY wire instructions, specifically the ABA routing number and account number, by calling the
 party who sent the instructions to you. DO NOT use the phone number provided in the email containing the
 instructions, use phone numbers you have called before or can otherwise verify. Obtain the number of
 relevant parties to the transaction as soon as an escrow account is opened. DO NOT send an email to
 verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- USE COMPLEX EMAIL PASSWORDS that employ a combination of mixed case, numbers, and symbols.
 Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- USE MULTI-FACTOR AUTHENTICATION for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation: http://www.fbi.gov

Internet Crime Complaint Center: http://www.ic3.gov

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- · domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

<u>Cookies</u>. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

<u>Web Beacons</u>. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

<u>Do Not Track</u>. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

<u>Links to Other Sites</u>. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

<u>For California Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

<u>For Nevada Residents</u>: You may be placed on our internal Do Not Call List by calling (888)714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

<u>For Oregon Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

<u>For Vermont Residents</u>: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do <u>not</u> collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc. 601 Riverside Avenue, Jacksonville, Florida 32204 Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- 3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
- 4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
- 5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- 6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real
 property or by the public records.
 - Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 4 Risks
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

- The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

 For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability				
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00				
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00				
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00				
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00				

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land:
 - (iii) the subdivision of land: or
 - (iv) environmental protection;
 - or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real
 property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such
 proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART I

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real
 property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such
 proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
- 7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
- 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
- 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
- 10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below, consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company

CLTC - Commonwealth Land Title Company

FNTC - Fidelity National Title Company of California

FNTCCA - Fidelity National Title Company of California FNTIC - Fidelity National Title Insurance Company

TICOR - Ticor Title Company of California

LTC - Lawver's Title Company

SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company

CLTIC - Commonwealth Land Title Insurance Company

FNTIC - Fidelity National Title Insurance Company

CTIC - Chicago Title Insurance Company

CLTIC - Commonwealth Land Title Insurance Company

CTIC - Chicago Title Insurance Company

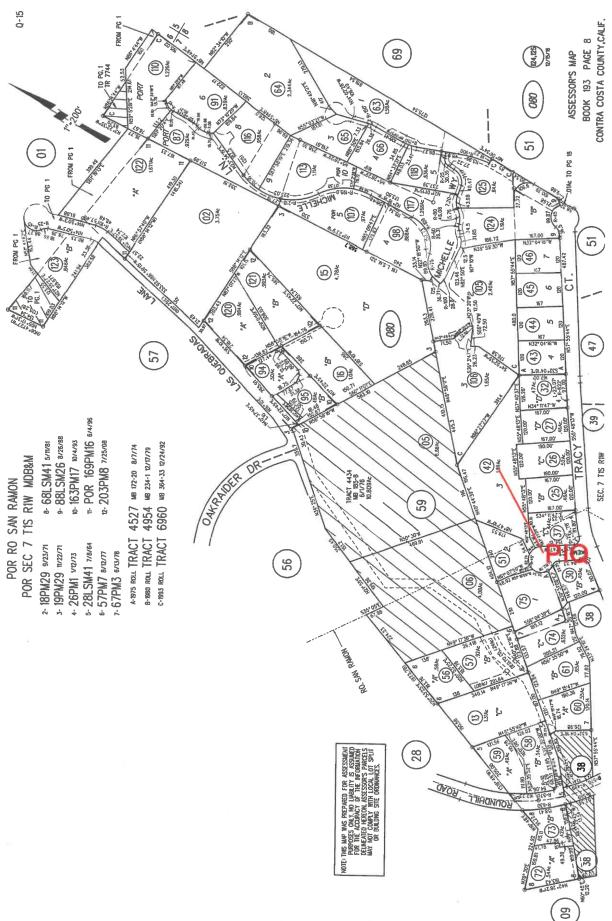
Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Alamo Municipal Advisory Council

Sharon Burke, Chair
Heather Chaput, Vice-Chair
Anne Struthers
Cecily Barclay
Michaela Straznicka
Robert Brannan
Robert Mowat
Michelle Parkinson, Alternate
Ronald Kan, Youth Member



Candace Andersen, Supervisor
Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925.655.2300

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County
Board of Supervisors and the County Planning Agency.

RECORD OF ACTIONS

Tuesday February 7, 2023 6:00 p.m. Alamo Women's Club 1401 Danville Blvd., Alamo

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

Call to order at 6:02pm. Members Struthers, Parkinson and Brannan absent.

2. STAFF/AGENCY REPORTS (15 minutes)

- a. District II Staff Update
 - a. Roundabout Update

Are any of the egress and ingress going to be closed from the shopping center? Could we put signage in the parking lot? Reach out to EDENS.

- b. LAFCO R7 Update
 - Supervisor Andersen is hoping that the latent powers application will be heard at the March LAFCO meeting.
- c. Danville Blvd. Tree Removal
 Chair Burke will discuss during the Tree Subcommittee
- b. Contra Costa County Sheriff Valley Station Update No one present
- c. San Ramon Valley Fire District Update
- 3. PUBLIC COMMENT (3 minutes/speaker)
- **4. PRESENTATIONS** (20 minutes)

5. SUBCOMMITTEE REPORTS (20 minutes)

Alamo Subcommittee for Schools: Kan, Parkinson

Fact Finding Mission to to begin working on what can actually be done. Member Mowat would like to help

Alamo AOB/Roundabout: Struthers – none

Land Use Planning Subcommittee: Barclay (Chair), Brannan, Mowat - will give

recommendations during land use applications

Iron Horse Corridor Subcommittee: Struthers – none

Parks and Recreation Subcommittee: Chaput (Chair), Struthers, Burke

The Alamo MAC would like to pay the \$8,000 for the updates to the Hap Magee Park per Robert Mowat's suggestions. Next year, we would like to split the bill for a different \$8,000 project. The Alamo MAC is happy to modify and change to try and work with the Town of Danville to meet the Town's needs.

Member Mowat presented a photographic site analysis inventory of the current site and landscape conditions at Livorna Park. Member Mowat presented items for Council Members consideration on which items to add/leave as existing, renovate or restore for the upcoming CIP project.

Public Safety (Police P-2, Fire, Emergency): Brannan, Chaput

11 people attended the P2B meeting last night February 22 Public Safety Town Hall

Trees and Landscape Subcommittee: Mowat, Burke

- **6. NEW BUSINESS** (40 minutes total for land use applications)
 - a. CDDP22-03042 Request approval of a Development Plan application for a Small Lot Design Review to allow a 734 square-foot addition at ground level and a 1,258 square-foot addition to the main level, including a new retaining wall with a maximum height of 6.5-feet. Hearing requested under Small Lot Design Review #CDSL22-00084. Address is 2359 Hagen Oaks Drive.

(Planner: Diana Lecca)

Public Comment:

Mike Gibson

Applicant

Motion to **recommend approval** by Member Barclay with three conditions. Second by Member Mowat. The MAC recommends three clarifications:

- 1) Pavers be permeable pavers
- 2) The applicant work carefully with the County to ensure proper drainage
- 3) The property owner place screening being placed on the south side of the property, minimum five foot planting strip with tall evergreen shrubs and trees on the south and southeast property lines

Unanimous approval.

b. CDVR22-01036 – Applicant seeks approval of a Variance application to allow a 10-foot side yard (where 20 feet is required) and a 25-foot aggregate side yard (where 35 feet is the minimum) for a 1,381 SF residential addition on parcel of substandard average width. The address is 2124 Granite Drive.
 (Planner: Rosa Garcia) (10 minutes)

District II Staff was informed that the application is incomplete. Item continued.

c. CDVR22-01071— The applicant requests Variances for two 12'-6" side yards (where 15 feet is required) and for a 25' side yard aggregate (where 35 feet is required) for an approximately 192 sq. ft. garage addition (northeastern side of home) and an approximately 392 sq. ft. residential addition (southwestern side of home). The address is: 18 Adelle Court. (Planner: Adrian Veliz) (10 minutes)

Public Comment:

Keith Bauer, Applicant

Mike Gibson

Motion to **recommend approval** by Member Mowat, second by Member Barclay. Unanimous approval.

 d. Contra Costa County Envision 2040 – Alamo/Castle Hill Community Profile and Mixed Use Designation Proposed Densities (25 minutes)

Member Barclay will return for the March MAC meeting with further suggestions. Report on AB2011.

e. Livorna Park Renovation Discussion (30 minutes)

Motion by Member Chaput to recommend beginning the survey with what residents would like to see and ending with data collection. A short paragraph at

the beginning describing why the County is renovating the park. Second by Member Mowat. Unanimous approval.

7. OLD BUSINESS

8. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve January 10, 2023 Record of Actions

 Motion to recommend approval by Member Chaput. Second by Member Mowat.

 Unanimous approval.
- 9. <u>CORRESPONDENCE</u> (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).
 - a. None

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

11. FUTURE AGENDA ITEMS

a. Public Works Transportation Team – School Safety in Alamo (move this to April)

12. ADJOURNMENT

Meeting adjourned at 9:02pm. Unanimous approval.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925-957-8860.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-957-8860. Complete name and address must be submitted to be added to the list.